

180.0

0012

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

673,500 /

673,500

USE VALUE:

673,500 /

673,500

ASSESSED:

673,500 /

673,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		WADSWORTH RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MILLER STEPHEN MCKENZIE/TR	
Owner 2: STEPHEN MCKENZIE MILLER REV TR	
Owner 3:	

Street 1: 13 VIENTO DR

Street 2:

Twn/City: IRVINE

St/Prov: CA Cntry: Own Occ: N

Postal: 92620 Type:

PREVIOUS OWNER

Owner 1: MILLER STEPHEN M -

Owner 2: -

Street 1: 13 VIENTO DR

Twn/City: IRVINE

St/Prov: CA Cntry:

Postal: 92620

NARRATIVE DESCRIPTION

This parcel contains 10,064 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 1610 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10064		Sq. Ft.	Site		0	70.	0.65	7			Med. Tr	-10					454,810						454,800	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										122575
										GIS Ref
										GIS Ref
										Insp Date
										07/31/18



USER DEFINED

Prior Id # 1:	122575
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	04:03:30
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	218,200	500	10,064.	454,800	673,500	673,500	Year End Roll	12/18/2019
2019	101	FV	191,400	500	10,064.	454,800	646,700	646,700	Year End Roll	1/3/2019
2018	101	FV	191,400	500	10,064.	383,300	575,200	575,200	Year End Roll	12/20/2017
2017	101	FV	191,400	500	10,064.	350,900	542,800	542,800	Year End Roll	1/3/2017
2016	101	FV	191,400	500	10,064.	298,900	490,800	490,800	Year End	1/4/2016
2015	101	FV	190,400	500	10,064.	259,900	450,800	450,800	Year End Roll	12/11/2014
2014	101	FV	190,400	500	10,064.	240,400	431,300	431,300	Year End Roll	12/16/2013
2013	101	FV	190,400	500	10,064.	228,700	419,600	419,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLER STEPHEN	70367-423		12/12/2017	Convenience		No	No		
LYNCH FRANCIS A	62681-374		9/24/2013		445,000	No	No		
GUANCI ERNEST A	42657-35		4/30/2004		400,000	No	No		
	20064-551		9/1/1989		194,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/31/2018		MEAS&NOTICE							BS			Barbara S
10/16/2008		Meas/Inspect							163			PATRIOT
9/23/2005		MLS							BR			B Rossignol
7/29/2004		MLS							MM			Mary M
12/23/1999		Meas/Inspect							263			PATRIOT
7/16/1993									KT			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

